

Marshville Town Hall
201 West Main Street
Marshville, NC 28103

TOWN OF MARSHVILLE

est. 1877

(P) 704.624.2515
(F) 704.624.0175
www.marshville.org

December 19, 2014

Environmental Management Support, Inc.
Attn: Mrs. Edie Findeis Cromwell
8601 Georgia Avenue, Suite 500
Silver Springs, MD 20910
Phone 301-589-5318

RE: Town of Marshville, North Carolina
EPA Brownfields Community-Wide Assessment Grant Proposal

Mrs. Findeis,

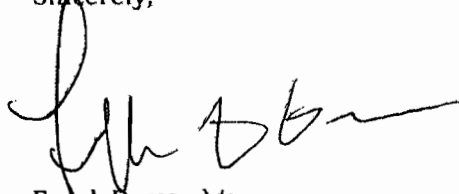
The Town of Marshville, North Carolina, is pleased to submit the enclosed application for an Environmental Protection Agency (EPA) Brownfields Community-Wide Assessment Grant. Our goal for this project is to assess the numerous properties that may have potentially hazardous conditions that have plagued the Town and hinder the productive reuse of these properties.

In preparation for this application, a thorough inventory has been completed of potential Brownfield properties located within the Town's corporate limits, and as a result we have no shortage of sites that require assessment. It is our hope that funds from this assessment grant will help answer the environmental uncertainties, which are prohibiting the redevelopment of these sites so that the Town can work towards achieving the goal of developing sites that will increase jobs and employment opportunities for the citizens of our small community.

- a) Applicant Identification: Town of Marshville
201 West Main Street
Marshville, NC 28103
- b) DUNS Number: 046805396
- c) Funding Requested: i): Grant Type: Assessment
ii): Federal Funds Requested: \$200,000
iii): Contamination: \$100,000 for Hazardous Substances; \$100,000 for Petroleum
iv): Community-Wide
- d) Location: Town of Marshville, North Carolina
- e) Contacts:
- | | |
|---|---|
| <u>Project Director:</u>
Ms. Mary Beck
Economic Development Director
106 S. Green Street
Wadesboro, North Carolina 28170
Phone: (704) 694-9519
Fax: (704) 994-2739
E-mail: marybeck@windstream.net | <u>Head of Organization:</u>
Mr. Franklin Deese Mayor, Town of
Marshville
201 West Main Street
Marshville, NC 28103
Phone: (704) 624-2515
Fax: (704) 624-0175
E-mail: fd.mayor@gmail.com |
|---|---|
- f) Date Submitted: December 19, 2014
- g) Project Period: July 1, 2015 – July 1, 2018
- h) Population: 2,402

We would like to take this opportunity to thank you for your time and any consideration towards the funding of this project. If you should have any questions, please do not hesitate to contact Ms. Mary Chandler Beck, Economic Development Director at (704) 634-9519.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Deese', with a long horizontal flourish extending to the right.

Frank Deese, Mayor
Town of Marshville

1. Community Need:

a. Health, Welfare, and Environment

The Town of Marshville, North Carolina, is located at the midpoint between the Appalachian Mountains to the west and the beaches and port cities to the east. The location made it a natural hub for the trading of cotton, and poultry. Marshville's story is one of King Cotton, colorful entrepreneurs, railroad men, saloons, churches, and devout civic leaders. All were determining factors in the town's inception and the direction of its commercial and social development. Following the Civil War, Union County's returned soldiers were back on their land around Beaver Dam Creek, which is now known as the Town of Marshville, facing yet another battle: survival as independent farmers during the Reconstruction Era. During the summer of 1876, the Central Carolina Railroad Co. of Wilmington laid tracks from the Port City through the N.C. Piedmont's pastureland to Charlotte. The rail system ushered in a new age of commerce and prosperity for this area in the heart of the two Carolinas. By the early 1900's main street prospered and the population began to grow. Over the decades, Marshville retained its status as a prime agricultural area, but around 1925, its commercial development made the transition from cotton to grain fields. During this time the relationship between the areas resources and the rail system continued to be prosperous for many decades.

During the 1970's the Town of Marshville (like most other Southern communities) began to diversify economically and turned to textile manufacturing in addition to their traditional agricultural based economy. Several textile mills were constructed, new processing plants for poultry emerged, and manufacturing facilities arose to accommodate for the processing sawmills for pine, oak, and other woods. The growth of this new economic age was made possible mostly by having access to the rail system.

In 1984, the Town of Marshville faced its toughest test yet. At 9:30am on April 10, 18 cars of eastbound on Seaboard Systems railroad freight train FERHL derailed at Marshville NC, following the failure of a freight car axel journal as a result of journal overheating. Two of the four derailed tank cars loaded with Methanol, a flammable liquid, were breached during the derailment, and 281,000 gallons of the released methanol was ignited. Fire officials decide to let the methanol burn itself out. Following the devastation the Town learned that they had lost three businesses and, multiple vehicles due to the damage. Mayor Bobby Griffin is quoted as saying "it was a miracle that there were no injuries or deaths." In a letter from dated May 24, 1985, the Chairman of National Transportation Safety Board, Jim Burnett, submitted a letter to Mr. William H. Dempsey, President of the Association of American Railroads detailing these activities and the \$1,383,000 damage cost estimate associated with the Seaboard Systems train derailment. According to Burnett, the train crew had three opportunities to detect the journal problem and to prevent the derailment, and on each occasion they failed to take proper action. In addition to the hazards posed to the public safety and health, the released materials damaged the environment resulting in enormous cleanup expenditures. Installation of protection on all tank cars was scheduled for completion by 1990. This tragic rail accident created an acceleration in the execution of the schedule of the ongoing rail industries program to protecting bottom discontinuities on existing stub-still tank cars. The newly scheduled completion date agreed upon by industry was moved to July 31, 1988. Although downtown Marshville was hit hard by this hazardous spill, the changes in safety incorporated by the rail system insured safety to other areas adjoining the rail system.

In the years following the train derailment, the Town was determined to move forward with progress. Over time, Marshville saw industrial facilities, oil / fuel transport companies, and a commercial district full of gas stations and other automobile service and sales facilities appear. Despite World Wars, economic turmoil, and an ever-changing global economy, the Town was able to sustain itself for decades via the numerous jobs the various industry and commercial opportunities provided.

However, toward the latter half of the 20th century, the Town of Marshville began to feel the effects of foreign competition as several of the larger manufacturing facilities and commercial employers began to close. This affected the industrial and commercial economy tremendously. The Town began to decay from the wear and

tear of being located between two large entities of transportation. The rail system and Interstate 74 put the Town in their path of environmental hazards by creating multiple chemical spills. Tanker truck accidents and train derailments have released contaminants and pollutants that have possibly contaminated the natural habitats of the Town of Marshville.

During the early to mid-part of the 20th century, the Ice and Locker Plant was epicenter for industrial, agricultural, and textile trade. Over the years the location was also used as a cold storage facility thus increasing the chances of potential hazardous refrigerants being located on the site. Other known items to be located on the site include fertilizer, petroleum products, and other hazardous materials associated with the multiple uses of the site. This property was also affected by the derailment of the Seaboard Systems railroad freight train, falling victim to the methanol runoff and fire produced by the derailment. Currently the property rests vacant between the Seaboard Systems railroad and Main Street. Assessing for contaminants is necessary on this downtown property to ensure future development is applicable.

Located directly west Ice and Locker Plant, and even closer to the epicenter of the derailment, lies a currently vacant lot described as the Landpeddlad's Family Limited site. According to town citizens, the location has had multiple uses over the years. Some of which include a trading post and a facility that satisfied the commercial needs of the downtown area, and a gas station. The structure was removed in the mid 1990's leaving behind a still vacant lot. Several entities have expressed interest in development of the site, but questions have been raised pertaining to the possibilities of contamination of methanol from the Seaboard Systems railroad freight train derailment hampering the redevelopment of the property. No certainties can be made about the presence of hazardous chemicals without further environmental assessment, creating lingering environmental concerns associated with the property history.

Established in 1935, the downtown milling company began its operation with industrial metal milling in the heart of the Town of Marshville. This was a monumental risk during the time of the great depression that many companies were not willing to take. The company gave the citizens the opportunity to earn wages during a troublesome economic time. The company prospered through the 1900's and is still operational today. The property is currently utilized by local freight industry for transportation and storage. Its past use as a metal milling company has caused concerns of possible contamination to the property itself, the adjoining residential properties, and commercial properties surrounding the area. Heavy metals and solvents used in industrial manufacturing are known to have significant negative health effects, particularly on both developing children and the elderly. Commercial buildings owned by the Town of Marshville are located less than 100 yards from the milling structure. The Town of Marshville' redevelopment plan for the commercial space has been hampered due the financial burden of not being able to properly assess possible contaminants. The Town of Marshville and the community are seeking clarity to concerns involving the contamination. Funding is needed to perform the appropriate assessments required.

The Downtown West Parcels site was identified by the Town for the possibility of contaminants due to the past history of being a fuel storage and distribution facility. The site is comprised of three separate parcels all of which were affected by the Seaboard Systems railroad freight train derailment of 1984. Their locations along a Seaboard Systems railroad spur line further indicate the possible usage of this property by the rail industry for the loading and unloading of possible hazardous materials. According to the North Carolina Division of Environmental and Natural Resources (NCDENR) underground storage tank data base, the site once contained four separate underground storage tanks with the combined capacity of over 22,000 gallons. These UST's were used to store fuel being transported by the rail system. The community is looking for answers to questions about the extent of contamination and the potential exposure risks, which only an environmental assessment can provide.

Asbestos became increasingly popular among manufacturers and builders in the late 19th century because of its sound absorption, average tensile strength, its resistance to fire, heat, electrical and chemical damage, and affordability. In 1940 Raymark Friction Company constructed an industrial facility for the manufacturing of asbestos yarn located east of downtown Marshville. During the company's prosperous times it boasted the employment of over 100 people. With the discovery of the multiple health issues associated with asbestos exposure, the company was dissolved and the Marshville facility was shut down. The ensuing years would bring vandalism, deterioration, and questioning of improper hazardous material handling and disposal. The eastern adjoining property, identified as the Asbestos Upper Mill, has been questioned by citizens as a possible asbestos waste dumping site. Previous employees have shared stories with Town official's identifying this area as deposal site used by the company for depositing of hazardous waste material related to the manufacturing of asbestos yarn. In 2004, Town emergency officials responded to the spill of over 8000 gallons of petroleum hydrocarbons stored at the property as a result of vandalism. Parties have shown interest in purchasing the property for redevelopment, but environmental uncertainties plague the site. Proper assessment must be completed to identify and measure levels of contamination. A negative sense of despair resonates through this community. Residents long to see a new industry occupy the idle factory building, an industry that could provide much needed jobs and improve the emotional health of the tightly-knit community. However, despite best efforts by the County to lure a new industry to this property, developers and potential occupants remain deterred, in part, because of the unknown environmental conditions of the property. The company which is now bankrupt has no way of fulfilling the financial requirements associated with assessment. Therefore the Town is requesting funding to perform the appropriate assessments required.

The County has identified the following Brownfield sites that are currently vacant or heavily underutilized.

Property Name	Location	Size (Acres and Square Feet)	Prior Use	Estimated Number of Jobs Lost	Current Condition	Potential Contaminants
Ice and Locker Plant	Town of Marshville	1.22 acres	Manufacturing and Storage	10	Structure is vacant Property is vacant	Petroleum Hydrocarbons VOCs, SVOCs, CFCs, PAHs
Landpeddlads Family Limited	Town of Marshville	0.18 acres No Structure	Trading post / Gas Station	5	Property is vacant	Petroleum Hydrocarbons VOCs, SVOCs, CFCs, PAHs
Downtown Milling Company	Town of Marshville	2.0 acres 2976 square feet	Milling Operations	25	Property is partially occupied	Heavy Metals, VOCs, SVOCs, Air Particulates
Downtown West Parcels	Town of Marshville	3.89 acres 3899 square feet	Bulk fuel distribution facility / Dry Cleaners	15	Property is occupied	Petroleum Hydrocarbons VOCs, SVOCs
Former Raymark Friction Company	Town of Marshville	8.4 acres 18,000 square feet	Asbestos Yarn Manufacturing	120	Property is vacant	Petroleum Hydrocarbons VOCs, SVOCs, CFCs, PAHs, Asbestos, Heavy Metals
Asbestos Upper Mill	Town of Marshville	7.7 acres N/A square feet	Possible Asbestos Burial Site	0	Property is vacant	Asbestos

With the plant and smaller commercial businesses closures occurring, working class residents either moved from the Town to find employment or suffered economic losses that limited their consumer spending. The smaller locally-owned gas stations, auto repair facilities, and dry cleaners also closed their doors due to the

lack of business and, therefore, created an abundance of smaller Brownfields with potential hazardous substance and petroleum contamination. While a direct link between Brownfields and health issues is always difficult to discern, Town residents living in close proximity to the former metal milling industry do have cause for concern.

b. Financial Need

i. With the decline of jobs, unemployment rates have soared over the past decade. Neighboring towns have surpassed Marshville in both economic and population growth. The Town is currently in a stagnant economic state. Poverty is high with a staggering 30% of the population living below the poverty threshold and a per capita income of merely \$16,843. Education attainment is low, with only 6.2% of the population receiving higher-level (four-year college) degrees. Due to the lack of opportunities in the Town, residents are forced to find gainful employment, increased wages, and stability elsewhere.

TOWN OF MARSHVILLE, NC DEMOGRAPHICS

Demographic	Town of Marshville Census 2010	City of Monroe Census 2010	Town of Wingate Census 2010	Union County Census 2010	North Carolina Census 2010
Population	2,402	26,311	3,491	201,292	9,535,483
% Minority	52%	31.7%	39.4%	21.0%	31.5%
% Black	45.3%	17.5%	28.8%	11.7%	21.5%
% Elderly (Over 65)	12.9%	13.3%	8.5%	9.7%	12.9%
% Children (0-4)	7.7%	7.2%	6.2%	7.3%	6.6%
High School Graduate or Higher	68.5%**	77.4%**	78.3%**	87.0%**	84.5%**
Unemployment	13.1%**	7.6%**	6.3%**	10.0%**	6.6%**
Bachelor Degree or Higher	6.2%**	10.9%**	10.6%**	22.5%**	17.8%**
Median Household Income	\$35,037**	\$45,808**	\$47,650**	\$64,953**	\$46,450**
Poverty	30.1%**	15.9%**	16.3%**	9.7%**	16.8%**

**Data was obtained from the 2013 5-year estimates data set, www.census.gov, accessed January 2014.

2. Project Description and Feasibility of Success:

a. Project Description

This proposed Brownfields project is a key component of a multi-stage approach we are undertaking to assess our identified areas of potential contamination. Our approach is to focus on two key efforts: 1) rehabilitate and improve affordable residential, commercial, and industrial property; 2) attract new companies through economic development efforts. The assessment and redevelopment of Brownfield sites can have a significant impact each of these efforts.

The 2013-2015 Monroe-Union County Work Plan, highlights the potential for the construction of an Industrial Park Development in Marshville. The idea to assemble a small number of land owners to create a large rail-served industrial site that could function as a catalyst for economic revitalization of eastern Union County. The very instrument of doom that brought destruction to the Town could return to bring an economic spark, propelling the town into the move environmentally aware 21st century "rail town". When examining the competitive advantages of the different areas of Union County.

Monroe-Union County Development Board of Advisors recognizes that not all areas of the county will be submitted for all prospects. Only those locales that are best situated and give the county the greatest opportunity to successfully compete for each unique prospect will be submitted. To properly demonstrate the competitive analysis of the different municipal areas, a matrix was created to identify geographic sections

and the Specific Targeted Industries in which they most accurately align. The Town of Marshville was selected to be best situated for industry specializing in the following areas; metal and metal working, plastics, textiles, machine building, food processing, specialty food products, poultry farming, agricultural processing, farming, cold storage, recycling, construction materials, and health care facilities. Site identified through the Brownfield identification selection process could be utilized once assessed for potential environmental hazards. By adding these Brownfield grant funds as one more tool in our overall effort, we will be able to assess the true risks associated with the environmental unknowns, clarifying the impact on the surrounding neighborhoods, and take steps to eliminate or minimize the negative effects.

To foster redevelopment, we are diligently working to revitalize the Town and entice new industry. The County's Economic Development office has put together an aggressive campaign in recent years to draw industry back into the county. Monroe-Union County Economic Development seeks to improve the overall quality of life of every citizen in Union County, through the recruitment and retention of industry that will increase the per capita income, provide new opportunities, and reduce the overall tax burden; while strengthening the local economy through the diversification and broadening of the tax base.

County and local leaders are hoping to once again capitalize on the region's geographic location at the midpoint between the mountains and the sea and are actively marketing the area to major commercial retailers as an ideal location for a distribution center. With ready access to rail lines and other infrastructure, redeveloping the sites lessens the pressure to build on native lands and puts vacant and idle properties back into productive use. With this Brownfields program, we can assist the Economic Development office's efforts by completing the environmental assessments and redevelopment planning for the Brownfield sites.

We need the Brownfields program to help us continue to achieve our two major goals. Adding jobs, improving housing, and providing educational opportunities and incentives for residents to remain (and attract newcomers) will increase the population, improve the tax base to the community, and protect human health and the environment.

To that end, target properties have been identified and compiled into an inventory of potential sites. Upon receipt of grant funds, we will conduct Phase I and Phase II ESAs on the key Brownfield sites that are of the highest concern to Town residents as well as those that have the highest redevelopment potential. The site inventory was completed via a joint effort between the Town, Union County and project partners. To encourage additional community participation and involvement, residents, community groups, and other economic development organizations will be asked to bring additional sites of concern to the table, identify needs, establish priorities, and develop consensus on site selections. We will work closely with NCDENR to ensure proper liability protections are in place for any property the Town considers purchasing or otherwise taking title to, as well as ensuring private entities are aware of the protections offered by the state of North Carolina. Should the Phase II ESAs determine impact that requires action, different remedial options will be researched and discussed in an Analysis of Brownfields Cleanup Alternatives Document (ABCA). Finally, redevelopment planning will take place so that the next steps towards actual reuse of the property can be determined.

b. Budget for EPA Funding and Leveraging Other Resources

i) Town of Marshville is requesting \$200,000 in Brownfields Assessment Grant funds to address sites potentially contaminated with both petroleum and hazardous substances. These funds will be used to accomplish the following tasks: (1) Public Involvement; (2) Site Characterization; and (3) Cleanup and Redevelopment Planning.

TOWN OF MARSHVILLE PROPOSED BUDGET TABLE

Budget Categories	Hazardous Budget				Petroleum Budget			
	Task 1	Task 2	Task 3	Total : (Hazardous)	Task 1	Task 2	Task 3	Total: (Petroleum)
Personnel								
Fringe Benefits								
Travel	\$1,750			\$1,750	\$1,750			\$1,750
Equipment								
Supplies	\$750			\$750	\$750			\$750
Contractual	\$7,500	\$85,000	\$5,000	\$97,500	\$7,500	\$85,000	\$5,000	\$97,500
Other								
Total	\$10,000	\$85,000	\$5,000	\$100,000	\$10,000	\$85,000	\$5,000	\$100,000
<i>In-Kind</i>	\$2,500	\$1,250	\$1,250	\$5,000	\$2,500	\$1,250	\$1,250	\$5,000

Task 1 - Public Involvement: Involvement and participation by those most affected by the Town's Brownfields is instrumental to its success. To reach out to all members of the community, we will leverage grants and community efforts such as the Town's Main Street Program (comprised of local leaders, Town staff, and other concerned citizens). Additionally, a project website will be created along with the design and distribution of various print media (brochures, flyers, fact sheets, etc.). Community meetings are also planned for the project team/task force to go **into the community** to disseminate information, answer questions, and engage residents. This outreach method is described in detail in Section 3 of this proposal. Based on estimates from prior grantees, \$20,000 or 10% of the total \$200,000 requested budget (\$10,000 from each funding source – petroleum and hazardous) is requested to complete this task as described below:

Travel: \$3,500 (\$1,750 petroleum/\$1,750 hazardous) for two Town staff members to attend relevant conferences and training offered throughout the life of the grant. This may include the National EPA Brownfields conference, the Regional Grantees Workshop, and any other relevant training such as workshops sponsored by NC DENR.

Supplies: \$1,500 (\$750 petroleum/\$750 hazardous) for the purchase of items needed to successfully go into the community and clearly present project information (presentation materials, posters, etc.).

Contractual: \$15,000 (\$7,500 petroleum/\$7,500 hazardous) for the hired firm's expertise and assistance in public outreach activities, such as web updates and creation and distribution of educational materials. The firm will also complete the public involvement plan, prepare for and present at public meetings, and meet with residents, property owners, and prospective purchasers to discuss the benefits of participating in the project.

Task 2 – Site Characterization:

In preparation for this application, we created an inventory of hazardous substance and petroleum Brownfield properties. Working through the Task Force, we will prioritize the target properties based on the following criteria:

- Level of perceived contamination and threat to human health and environment;
- Potential of the site for redevelopment and job creation;
- Level of community support for a redevelopment model for the site;
- Level to which redevelopment of the property will alleviate blight at the site and to the surrounding areas;

We will work with EPA Region 4 and NCDENR staff to ensure that grant funding is used on sites that are eligible for Brownfields funding based on the federal statute. Upon determination that the sites are eligible, assessments will begin on the highest priority sites in accordance with recognized state and federal guidelines. Based on advice from previous grantees, \$170,000 or 85% of the grant budget (\$85,000

petroleum/\$85,000 hazardous) has been allocated for this task. To complement the requested grant funds, the Town anticipates \$10,000 (\$5,000 petroleum/\$5,000 hazardous) of in-kind contributions (labor) to provide oversight and direction to the environmental firm, review and approve documents, and coordinate needed activities prior to and during site work.

Phase I ESAs will be completed in accordance with ASTM 1527-13 and the EPA's All Appropriate Inquiries (AAI) rule (70FR66070). We anticipate completing at least six (6) Phase I ESAs (3 petroleum and 3 hazardous) at an average cost of \$2,500 (depending on the size of the property and its complexity). Phase II ESAs will be completed in accordance with the recently updated ASTM 1903-11. Before the initiation of a Phase II ESA, Quality Assurance Project Plans (QAPPs) and Health & Safety Plans (HSPs) will be submitted to both EPA and NCDENR for review and approval. We anticipate completing four (4) Phase II ESAs (two petroleum and two hazardous) at an average cost of \$20,000 - \$65,000, again depending on the size of the property and the degree of contamination being assessed. In addition to completing Phase I and II ESAs, the environmental firm may be asked to complete Asbestos & Lead-Based Paint Surveys when needed. We anticipate the completion of five (2) Asbestos & Lead-Based Paint Surveys at an average cost of \$8,000 each. Endangered Species Surveys and Cultural/Historical Resource Surveys will be completed as needed prior to Phase II ESAs.

Task 3 - Cleanup and Redevelopment Planning:

Cleanup planning activities will include calculating cleanup costs and determining the best way to proceed with redeveloping the properties based on the extent of contamination, public input, and desired end-use. This information will be summarized in an Analysis of Brownfields Cleanup Alternatives (ABCA). The anticipated cost for an ABCA is \$3,000 depending on the size of property, type and extent of contamination to be addressed, and methodologies researched as possible solutions. In the ABCA, the environmental firm will contrast and compare different methods of addressing site contamination – from no action to implementation of institutional controls, removal and disposal of soil contaminants to innovative remediation designs. We and the community, via the Task Force, will also create redevelopment plans for the targeted properties. Charrettes or visioning sessions may be held for the redevelopment of key properties. If needed, the environmental firm will assist the Town and potential developers with negotiating Brownfield agreements with NCDENR.

Based on estimates from previous grantees, \$10,000 or 5% of the total \$200,000 requested budget (\$5,000 from each funding source – petroleum and hazardous) is requested to complete Task 3. We have budgeted Personnel and Contractual expenses as follows:

Contractual: The remaining \$10,000 (\$5,000 petroleum/\$5,000 hazardous) will be allocated to contractual expenses.

ii) The project team will submit Quarterly Reports that track the project's progress in fulfilling its scope of work, goals, and objectives. Each report will include an update of project expenditures and track activities and expenses against the project's schedule. Corrective action and work plan modification requests will be identified as appropriate. Specific performance metrics detailed in the Work Plan will be used to summarize project accomplishments. The project team will also hold quarterly conference calls with the EPA Project Officer to review progress and address any issues. Additionally, site-specific information will be routinely entered and tracked in the online Assessment Cleanup and Redevelopment Exchange System (ACRES) database.

Task	Output Measurement	Outcome Measurement
Task 1 – Public Involvement	# of Public Meetings Quantity of Outreach Materials Distributed # of Public Announcements Printed/Aired	# of Attendees at Meetings # of Public Inquiries Received Circulation
Task 2 – Site Characterization	# of Phase I Assessments # of Endangered Species and Cultural History Surveys # of Phase II Assessments (QAPP, SAP, Phase II Report)	# and Acres of Property Assessed # and Acres of Property Surveyed # and Acres of Property Assessed
Task 3 – Cleanup and Redevelopment Planning	# of ABCAs # of Redevelopment Plans # of Visioning Sessions	Acres Redeveloped into Greenspace Dollars Leveraged in the Redevelopment Jobs Leveraged and/or Created Tax Impact of Redeveloped Properties # of Participants in Visioning Sessions

iii) As detailed in the above budget table, Town of Marshville anticipates approximately \$10,000 of in-kind services to implement the program. The Town will also utilize the continued services provided by the Anson County Economic Development Director to work on this project as the Town has an ongoing Inter-local Agreement with Anson County and utilizes the services provided by Anson County with regards to all grant projects involving Economic and Community Development. In addition, the Town is taking advantage of multiple programs and funding sources to truly make a significant impact within Town. For example, the Town has acquired a 50/50 matching Planning Grant from the North Carolina Rural Center Grant in the amount of \$23,000 – Town commitment \$23,000 (total project \$46,000) in order to compile an Asset Management Plan and an inventory of water and sewer lines throughout Town with regards to age, type, and size of lines. The Planning Grant will also provide for a Capital Improvements Plan identifying the Town's water and sewer infrastructure and capital needs that address planned and strategic growth. This grant will also provide the Town with a Back Flow Prevention Plan to eliminate contamination of the Town's water supply' and review existing Town policies related to grease and solids; and, Drought compliance.

The Town of Marshville has recently acquired two (2) new Economic Development grants for water and sewer for a new business, which will create a total of 134 full-time and 27 part-time jobs. Grant awards include \$532,000 in CDBG Economic Development funds; and, an award of \$557,000 from the NC Rural Center (State funding), with a \$28,000 local commitment from the Town (total project \$1,117,000).

The Town has also submitted a low-interest loan application to NCDENR for replacement of Town water meters to assist with water loss and replacement of the Town's aged 1970's water booster pump station, as well as replacement of failing aged water mains, and the creation of an additional hydraulic loop to ensure a continued supply of water for the Town's water tank. Based on high unit cost combined water/sewer rates the Town has requested \$1,941,000 in low-interest loan for this project. The Town has requested zero (0%) percent interest towards the pay back for these improvements due to the high costs associated with existing water/sewer rates and the high percentage of LMI residences 55.6% (2013 HUD statistics). These improvements would otherwise be unaffordable to the Town.

The Town of Marshville has continued to utilize grant funding whenever possible to meet needs associated with water, sewer, streets, drainage, housing, and capital improvements. In 2003, the Town received a 50/35% matching Planning Grant from the NC Rural Center in the amount of \$40,000 – Town commitment \$14,000 (total project \$54,000) for a sewer study of the entire Town due to continued Infiltration and Inflow problems, which made the Town out of State compliance with capacity issues.

In 2005 the Town of Marshville received a 50/35% matching Supplemental grant from NC Rural Center in the amount of \$500,000 – Town commitment - \$175,000 (total project \$675,000) to install new force main public sewer lines and a new metering station to Anson County – Anson-Marshville Regional Sewer Project.

In 2007, the Town received a 50/35% matching Supplemental grant from NC Rural Center in the amount of \$300,000 – Town commitment - \$150,000 (total project \$450,000) for rehabilitation of 147 sewer manholes to assist in the elimination of their existing infiltration and inflow problems. Over 122 of these manholes were aged brick manholes from the 1930's.

The Town, working with the City of Monroe has participated in various Scattered Site CDBG Housing programs offered through NC Commerce, and Urgent Needs Housing programs offered through NC Housing Finance Agency.

Over the course of fifteen (15+) years, the Town of Marshville received funding for five (5) Community Revitalization CDBG Projects, which required a match on the part of the Town and provided water, sewer, streets, and housing improvements for five (5) separate Targeted Areas within the Town's corporate limits. Up to 80 homes received housing rehabilitation and emergency repairs from the mid-1980's up thru 1997.

The Town will continue to apply for grant funding as funds become available in order to leverage CDBG and State funds with the targeted Brownfield areas to rehabilitate housing and improve communities within the Town's jurisdiction. Through this multi-pronged leveraging approach to address the Brownfields, improving housing, providing educational opportunities, and focusing on Economic and Community Development, the Town will be able to achieve the results the community envisions and meet many of these needs.

Developers and property owners can also leverage strong incentive packages, including tax credits for every job created and low interest rates for equipment and renovations. The Town of Marshville works closely with the Anson County Economic Development office, which offers a Local Economic Development Grant Programs for new and expanding companies. Incentive packages are based on an individual basis with regards to the total amount of the investment; number of new full-time jobs created; types of jobs; pay rates, including employee benefits; and, the level of training for workers. While the Town of Marshville is located in a designated Tier 3 County by the NC State Commerce Department, the Town often relies on Anson County, a Tier 1 County, with regards to water, sewer, and incentives for potential new businesses.

Programmatic Capability

i) The Anson County Economic Development Director, Ms. Mary Beck, will provide the overall direction for the Town of Marshville Brownfield Project and will provide regular updates and progress reports to the Town Council. Ms. Beck has over thirty (30) years of experience with a wide variety of different types of grant projects, which include Community Development Block Grants, North Carolina Rural Center Funding Sources, North Carolina Department of Environment and Natural Resources (NCDENR) Funding Sources, Stimulus Grants, North Carolina Housing Finance Grant Funds, Building Re-Use and Economic Development Projects, and STAG (State Tribal Assistance Grants) administered by EPA. Ms. Beck currently directs the 2013 Anson County EPA Brownfield Assessment Grant. Anson County will work with the Town of Marshville in mentorship program with the intention of bringing both programs success. In the event of any staff turnover, the Anson County Economic Development office staff working in conjunction with Town staff (Tonya Johnson, Clerk to the Board and Town Finance Officer) will be able to continue to effectively manage the project. Additionally, due to the technical nature of the project, the Town is already in the process of procuring an environmental firm, who specializes in EPA Brownfields assessment, cleanup, and redevelopment following the procurement procedures contained in 40 CFR 31.36. In December, the Town received three responses to Request for Proposals and Qualifications, and the Town Manager, along with the Anson County Economic Development Director; and, Town Utilities Director are currently evaluating the responses. Therefore, our

project team will have the capability to perform all of the required activities for the proposed project immediately upon grant award.

ii) Town of Marshville has not received adverse audit findings.

iii) *Past Performance:*

1. Town of Marshville has not previously received a Brownfields Grant from the EPA.
2. The Town has a successful track history of obtaining grants from the federal and state government as well as successfully managing them. A summary of some recent Town grant experience follows:

Grant Description	Purpose	Funded Amount	Performance
NC Rural Center Planning Grant	Asset Management Plan; Capital Improvements Plan; Grease and Solids Analysis; Drought compliance – (also \$23,000 commitment from Town – total project \$46,000).	\$23,000.00	Project funded June 2013 – 75% complete – Awaiting Zoning Approvals from Zoning Board to complete sewer portion of CIP.
NC Rural Center Economic Development Grant	Water and Sewer Improvements for new Health Care facility – 161 new jobs created	\$557,000.00	Awaiting Release of Funds on Environmental Review – anticipated mid-February 2014
NC Department of Commerce Economic Development Grant	Water and Sewer Improvements for new Health Care facility – 161 new jobs created – Town commitment of \$28,000 – total project - \$1,117,000.	\$532,000.00	Awaiting Release of Funds on Environmental Review anticipated mid-February 2014

3. Community Engagement and Partnerships:

a. Community Involvement Plan

We will conduct a concerted outreach campaign to raise awareness and educate citizens on Brownfields and on how to become involved in the project. We will employ a variety of methods to communicate progress to the public, including updates to Town of Marshville Council, Union County Board of Commissioners, Town of Marshville Planning and Zoning Board, Main Street Board, as well as updates to the Town Councils of the a number of incorporated areas within the County; press releases and fact sheets distributed to local newspapers; updates to the Town website; posts on social media such as Facebook and Twitter; and, the creation of both an electronic repository and a paper repository to house and share project documents. More importantly, we will also present at regularly scheduled meetings of civic groups and neighborhood associations to inform and invite community members to be active participants in the project.

The Town of Marshville will use a seven member task force that represents a broad spectrum of the community, which will be a combination of government officials and the general public. The group will provide valuable input into the project site inventory and pledges their continued service as the basis of a Brownfields Task Force. The mission of the Task Force is to ensure the needs of the Towns low income residents are met. Efforts will be focused in the same manner as in past CDBG Projects, which involved Target Area committees, who provided oversight in low- to moderate-income neighborhoods that may be most affected by Brownfields. Because Marshville neighborhoods consists of a total of 55.6% low- to moderate-income residents, the Target Area committee will ensure that these areas are uniquely poised to assist our project team with prioritizing the Brownfield sites so that those causing the most concern to residents are addressed first.

We will continue to ensure a varied cross-section of the entire community is represented on the Task Force so that all persons have an equal voice. Task Force members will attend regularly scheduled (quarterly) meetings to prioritize sites for assessment, bring any unidentified properties of concern up for discussion, receive project updates that they will in turn share with those who they represent, and give their respective

community's opinions on assessments, redevelopment options, health and/or environmental concerns, and overall project progress. They will serve as an information conduit between the citizens of Town of Marshville and the Brownfield project, as well as the project's advocates.

Most importantly, however, the Town will go into the communities to share information and gather ideas/concerns, particularly in the neighborhoods being directly impacted by the Brownfield sites. Educational materials describing the benefits of participating in the Brownfields program (both as a property owner and prospective purchaser) will be created and distributed within Town and across the County at local places of business (banks, realtor offices, doctor offices, grocery stores) to spread the word that funds are available to assist with economic development.

During the redevelopment planning stages, the Town will continue to work with the Task Force to conduct workshops and/or visioning sessions to fully engage the community in the cleanup and redevelopment planning process. Although the Town of Marshville's Hispanic population is relatively small, the project team will provide informational materials in Spanish and provide a translator for community meetings upon request through advertisement and discussions, as needed.

b. Local/State/Tribal Partnerships

The Town of Marshville has already established partnerships with a variety of entities at the state and local level. These agencies will support the Brownfield project and ensure successful implementation of grant funds:

Town of Marshville Health Department ~ will support remediation and redevelopment planning activities, including but not limited to ensuring public health issues are addressed during assessment, cleanup, and redevelopment of the sites, providing information to the public on the health risks of contaminants, and answering the public's health-related questions.

NC DENR Brownfields Program ~ will review technical documents, oversee assessments and cleanup plans, and facilitate Brownfields Agreements for properties that are assessed and cleaned up under this project. The Brownfields Agreements will assist non-responsible parties with liability protection, as well as provide an avenue for the NC DENR staff to stay involved and provide oversight of project activities.

North Carolina Rural Economic Development Center (Rural Center) ~ the state's non-profit agency committed to development, promotion, and implementation of sound economic strategies to improve the quality of life of rural North Carolinians. The Rural Center has awarded a Planning Grant in the amount of \$23,000, which will enable the Town to complete an Asset Management Plan; Capital Improvements Plan; Backflow Prevention Plan; Grease and Solids Plan; and will include updated mapping and an inventory of the Town's water and wastewater systems with regards to age, type, and size.

North Carolina Rural Economic Development Center (Rural Center) – the state's non-profit agency has awarded an Economic Development Infrastructure grant in the amount of \$557,000 for water/sewer to serve a new Health Care facility, which will create a total of 161 new jobs.

North Carolina Department of Commerce (Commerce Finance Center) – Commerce Finance Center has recently awarded an Economic Development grant in the amount of \$532,000 in CDBG HUD dollars for water/sewer to serve a new Health Care facility, which will create a total of 161 new jobs.

Anson County Economic Development Office – Anson County under the existing Inter-local agreement with the Town of Marshville is committing Anson County ED staff time to the Town's EPA project for oversight and management of the grant and the project.

Town of Marshville Chamber of Commerce ~ the Town of Marshville is a special and inviting place that includes historic properties, varied restaurants, and acres upon acres of natural beauty. This organization is a collection of businesses that work closely with the town to encourage its success.

Monroe-Union County Economic Development ~ located seven miles southeast of Charlotte and adjacent to I-485, Union County is home to as much diversity in one county as there is in the state of North Carolina. The

Gateway region of the County, nearest to Charlotte, is a well-developed area, optimally suited for corporate offices and distribution locations. Monroe-Union County Economic Development seeks to improve the overall quality of life of every citizen in Union County, through the recruitment and retention of industry that will increase the per capita income, provide new opportunities, and reduce the overall tax burden; while strengthening the local economy through the diversification and broadening of the tax base.

Also, the City of Durham, NC was recently (June 2012) selected as a recipient of an EPA Job Training Grant. Several of the environmental contractors who service the Town of Marshville are from the Raleigh-Durham area. Therefore, the Town will encourage contractors to consider hiring environmental technicians graduating from Durham's Brownfield Job Training Program. Preferences will be given to proposals from firms with staff from the affect communities or who have graduated from the Job Training program.

c. Community-based Organizations

Town of Marshville has already developed a number of partnerships with both public and private organizations that will help to ensure appropriate and sustainable cleanup and redevelopment of Brownfields and is open to opportunities for new relationships as we progress through site assessment and cleanup planning in our community. Throughout this project, the Town will keep these partners informed of the project's status and work closely with them to implement specific activities. The following list of community-based organizations have provided their support of this grant application and the redevelopment initiatives of the Town. Their combined interests are to enhance the quality of life throughout Town of Marshville.

Organization	Description & Role
Town of Marshville Chamber of Commerce	The Chamber of Commerce works to bolster economic growth in Union through the advocacy for local businesses. The Executive Director will serve on the Brownfields Task Force.
Monroe-Union County Economic Development	Monroe-Union County Economic Development has advantages favoring companies from the non-traditional business sectors that can have a great impact on the communities seeking this type of commercial growth. Monroe-Union County Economic Development will assist the Town of Marshville with site marketing.
(NCDENR) NC Dept. of Environment and Natural Resources	The North Carolina Brownfields Program, which is administered by the Division of Waste Management, is the state's effort to break this barrier to the redevelopment of these sites. NCDENR will assist the Town of Marshville with program implementation.
Union County Health Department	The Union County Health Department has been serving residents since 1937 with primarily prevention services. The Health Department will provided continual surveillance of health conditions in the Town of Marshville during the project cycle, and send statistical information to the state for information vital for health program planning.
Union County Partnership for Progress	Union County Partnership for Progress will assist the town with future redevelopment and help develop and implement a Strategic Plan for Economic Development.
Anson County Economic Development	Provide oversight and administration of the Town's EPA Brownfields Program and assist with Development site development and contact. Mary Chandler Beck, Anson County ED Director has actively worked for 17 + years with the Town of Marshville on grant and infrastructure related projects.

4. Project Benefits:

a. Welfare and/or Public Health

The former asbestos plant and other commercial/industrial properties found throughout the Town of Marshville were once the main economic drivers. More importantly, they stood as symbols of the community's prosperity and success. Seeing them now, vacant, idle, and as remnants of their former selves weighs heavily on the hearts of those who remember what that area once was.

Residents, particularly sensitive populations such as children or the elderly, in the communities are potentially at risk to exposure to contamination from the former asbestos plant, mill, and derailment sites. Typical

contamination from the identified site includes a mixture of VOCs, SVOCs, PAHs, heavy metals, petroleum constituents, and asbestos/lead-based paint. These contaminants can cause a myriad of adverse health effects, including cancer and damage to the liver, kidney, and nervous system. The assessment grant funds will benefit the public health of the immediate residents and business surrounding the former machine mill, former asbestos plant, and train derailment sites by answering the environmental questions associated with the mill properties. These assessments will define the extent and nature of the contamination, identify potential exposure pathways, and quantify the actual risk to the population, both from a residential and industrial/commercial scenario. With the problem quantified, realistic cleanup and redevelopment plans can then be developed and additional resources can be sought, if needed.

Quantifying the environmental concerns and the redevelopment costs are critical components to certifying sites under the North Carolina Department of Commerce's program for economic development purposes. Under this project, we will be able to assess the vacant and idle properties and, if necessary, create redevelopment plans that quantifying the costs and identify appropriate reuse options. However, based on historical data from the EPA, approximately one third of the Phase I ESAs will not identify a need for further investigation. For those properties, the Phase I will alleviate the perception of environmental contamination and directly clear the way for redevelopment. The Economic Development office recognizes that these sites are valuable assets and achieving site certification will make them significantly more marketable.

b. Economic Benefits and/or Greenspace

i) Town of Marshville's economic health has been significantly impacted by the decline in the commercial and industry and the recent economic recession. We have experienced a decreasing rate of job growth, resulting in a loss of tax base, while service and infrastructure costs are increasing. However, we are taking proactive steps to reverse this trend.

Through the multi-stage approach, we are achieving some successes towards our vision for improved affordable residential, commercial, and industrial property. Using grant funds dedicated for housing, the Town has consistently been improving several of the homes through rehabilitation and urgent repair renovations in many of the affected communities, thereby raising property values of neighboring properties. With the Brownfield funds, the Town will have an even more positive affect and change in these neighborhoods scattered throughout Town and for the overall community. Research shows that as Brownfields are removed, new housing is developed, and home ownership is increased, property values across these neighborhoods generally increases between 2 and 3 percent. Increasing property values translates into increased net worth of the property owners and increased property tax revenue for the Town.

Through our discussions with previous EPA Assessment Grant recipients, we have already realized the significant economic benefit that can come from Brownfields redevelopment. The properties available for adaptive reuse will allow ample space for new companies, thus helping achieve our second goal of attracting new companies through economic development efforts. These sites could accommodate various commercial and/or industrial businesses following additional environmental assessment, which this project will provide, and renovation.

To help achieve the goal of economic development, the focus of the Town is to foster the redevelopment of these idle commercial and vacant industrial properties by filling the available space with manufacturing, distribution, or warehousing jobs. Economic Development staff will leverage the assessments and planning completed as part of this project to have sites certified and aggressively market the properties to potential businesses. Experience has shown that by addressing the environmental uncertainties associated with Brownfields, developers can be enticed to infill and revitalize these large and small properties. We firmly believe our comprehensive investments in the housing, physical business infrastructure, and human capital will produce significant economic benefits for these impacted communities.

ii. In 2008 the Towns of Wingate and Marshville joined with the Union County Partnership for Progress to commission a Strategic Plan for Economic Development. The catalyst for this study is the Monroe Connector I-74 Highway Project. The Towns commissioned studies that would create a vision and proactive approach towards future development in this transportation corridor, which can completely transform the economic landscape of eastern Union County. The Town Councils of the Towns located in this eastern sector of Union County wish to capitalize on beneficial diverse growth along the corridor to create higher value jobs and to expand the Towns' tax bases. In order to accomplish these goals they have chosen to consider strategic planning early in the design / build stage of the project.

c. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

As previously mentioned, we recognize the Brownfield sites are valuable assets, particularly due to the significant amount of square footage available and the infrastructure in place. The infill redevelopment of these properties will reuse existing power, water, sewer, and roads. In addition, most of the sites have railroad access, an attractive feature for potential distribution or warehouse operations. Whenever possible, we also intend to include sustainable features in the renovation and redevelopment of the sites, such as LEED principles, greenspace restoration and preservation, landscape designs that work around contamination, natural landscaping, and other green amenities to the maximum extent feasible. Potential developers will be encouraged to do the same.

The Town's Brownfields program will directly support the Livability Principles, as follows: (1) Provide more transportation choices – infill development of the now vacant plant and factory properties, which will enable residents within these adjoining neighborhoods to once again walk or bike to work and shop; (2) Promote equitable, affordable housing – addressing Brownfields in conjunction with other Town grant funding, particularly in lower income, elderly neighborhoods, which will enhance housing choices and promote the care and redevelopment of affordable housing; (3) Increase economic competitiveness – the redevelopment of the former plant and factory sites will help to generate jobs and business opportunities within the Town's corporate limits; (4) Support existing communities – addressing the Brownfields at the heart of our community will strengthen and restore these once vibrant neighborhoods as issues are addressed; (5) Leverage Federal investment – in addition to the EPA funding, the Town of Marshville will leverage funds from HUD CDBG, the NC Rural Center, and other sources to achieve our overall redevelopment goals; and, (6) Value communities and neighborhoods – The Town of Marshville continues to be committed to addressing potential environmental issues in our long-standing neighborhoods in order to ensure that our residents are safe and that our entire community continues to have desirable and vibrant neighborhoods.

Appendix 3 Other Factors Checklist

Name of Applicant: **Town of Marshville, NC**

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor
X	Community population is 10,000 or less
	Federally recognized Indian tribe
	United States territory
	Applicant will assist a Tribe or territory
	Targeted brownfield sites are impacted by mine-scarred land
	Targeted brownfield sites are contaminated with controlled substances
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress
	Project is primarily focusing on Phase II assessments.
	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation
X	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.
	Applicant is one of the 12 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 12 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties. A core partner/implementation strategy party is a local partner organization/jurisdiction that will carry out the proposed strategy, as demonstrated in letters of commitment or memoranda of understanding which documents their contributions, roles, and responsibilities to the partnership. EDA may provide to EPA a list of the core partners/implementation strategy parties for each of the 12 "manufacturing community" designees, which EPA would use to verify this other factor.
	Applicant will serve an area designated as a federal, state, or local Empowerment Zone or Renewal Community. To be considered, applicant must attach documentation which demonstrates this current designation.

	<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>
	<p>Applicant is a HUD Promise Zone community. To be considered, applicant must attach documentation.</p>
	<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>

THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

A. Applicant Eligibility

The Town of Marshville is a local government recognized by the State of North Carolina and is defined by 40 CFR Part 31 as a general-purpose unit of local government. Robeson County is registered in the Central Contractor Registration system and has been assigned a Data Universal Numbering System of 046805396

B. Letter from the State or Tribal Environmental Authority

A letter from the North Carolina Department of Environment and Natural Resources (NCDENR) is included in the Attachments.

C. Site Eligibility and Property Ownership Eligibility

This application is for a community-wide assessment grant; therefore, no site-specific property information is required



North Carolina Department of Environment and Natural Resources

Pat McCrory
Governor

John T. Skvarla, III
Secretary

December 10, 2014

Ms. Fern Schubert
Manager
Town of Marshville
201 West Main Street
Marshville, North Carolina, 28103

Re: U.S. Environmental Protection Agency Brownfields Assessment Grant – Town of Marshville

Dear Ms. Schubert:

The North Carolina Department of Environment and Natural Resources (DENR) Brownfields Program acknowledges and supports The Town of Marshville's application for a U.S. EPA Brownfields Assessment Grant. Thank you for your interest in brownfields redevelopment as a revitalization tool.

If Marshville successful in being awarded this grant, we will continue to stand with you in support your brownfield redevelopment efforts by providing guidance gained from the many successful brownfields grantees across the state as well as helping attract redevelopers to your projects through the liability protections offered under our Brownfields Program. We very much like to continue to work with all grant applicants towards the efficient use of federal funds towards brownfields redevelopment.

We would also be happy to provide outreach and education to your local prospective developers of brownfields properties about the liability relief and tax benefits that our program can offer. This can often facilitate project financing for them and turn projects from non-starters into real brick and mortar redevelopments.

We wish you success in being awarded grant funds. However, regardless of whether you win such an award or not, we look forward to working with you on these projects to rejuvenate your community through the Brownfields Program.

Sincerely,

Bruce Nicholson
Brownfields Program Manager
Bruce.Nicholson@ncdenr.gov

cc: David Champagne, U.S. EPA Region 4



MARSHVILLE MUSEUM & CULTURAL CENTER
P.O. BOX 2 - 201 NORTH ELM STREET, MARSHVILLE, NORTH CAROLINA 28103

Amanda Reid

January 20, 2014

Town Manager

Town of Marshville

201 W. Main Street

Marshville, NC 28103

Dear Ms. Reid

Please accept this letter of support for the Town of Marshville's application requesting EPA Brownfield's Assessment grant funding. I understand the award of the grant and funding will make it possible for the Town to investigate potentially contaminated sites in our community.

The Marshville Museum and Cultural Center is a non-profit corporation with a mission to present factual accounts of the origin, development, and growth of the Town of Marshville and surrounding communities. The Museum is staffed solely by volunteers from the area all with unique history and memories of the community. It is controlled by a Board of Directors for direction and guidance. We have articles, photographs of events and oral history that have an impact on the community such as train derailment in 1984, operation of an asbestos plant, and auto service facilities. Because of our knowledge of the community and history, we are in the unique position of understanding how the grant program will assist the town in the investigation of the potentially contaminated sites.

The Marshville Museum and Cultural Center looks forward to the opportunity to assist in any way we can.

Very truly yours

Johnny O. Pigg, Chairman of Board of Directors

**UNION COUNTY DEPARTMENT OF HUMAN SERVICES
DIVISION OF PUBLIC HEALTH**

1224 W. Roosevelt Boulevard
Monroe, NC 28110
Telephone (704) 296-4800
Fax (704) 296-4807



Richard W. Matens, M.Div.
Executive Director

Phillip E. Tarte, MHA
Division Director

January 16, 2014

Amanda Reid
Town Manager
Town of Marshville
201 West Main Street
Marshville, NC 28103

Re: Town of Marshville Application
EPA Brownfields Assessment Grants

Dear Ms. Reid,

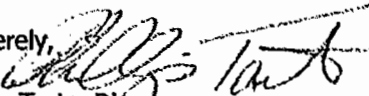
Please accept this letter of support for the Town of Marshville's application requesting EPA Brownfields Assessment grant funding. The award this funding will make it possible for the Town to investigate potentially contaminated sites in our community.

Contaminated sites may pose serious health and environmental hazards to our citizens and waterways. Current economic conditions make it financially impossible for the Town of Marshville to take on these investigations without grant assistance. It is in the best interest of our communities to be able to ensure that there are no environmental hazards at sites requiring Phase I Environmental Clearance in order to be listed as "certified sites"; having "certified sites" available will enhance the economic development potential in Union County.

The awarding of this EPA Brownfields grant funding to the Town of Marshville will assist our county in addressing environmental concerns and in providing a boost to our future economic development.

Thank you for your consideration of the Town of Marshville's Application.

Sincerely,


Phillip Tarte, Director
Union County Public Health



Anson County Economic Development
P.O. Box 452
Wadesboro, North Carolina 28170
(704) 694-9513

January 17, 2014

Mr. Frank Deese, Mayor
Town of Marshville
201 W. Main Street
Marshville, NC 28103

RE: EPA Brownfields Grant Application

Dear Mayor Deese:

I would like to take this opportunity to provide this as a letter of support for an EPA Brownfields grant application for the Town of Marshville and of my commitment to continue to work with this project should the Town receive favorable funding. As you are aware I have worked with the Town on various grant projects, including water, sewer, streets, drainage, and housing as well as a number of Economic Development projects for more than twenty (20) years. When I retired from the engineering firm after working for over 22 years as a Project Manager and Grants Administrator and accepted the position as the Economic Development for Anson County, I requested that our County Commission Board allow me the opportunity to continue to work with the Town of Marshville as Anson County provides Marshville with a 1-MGD contract for water as well as accepts public sewer directly from the Town. Our board wholeheartedly agreed to allow me to continue to work with the Town of Marshville in whatever capacity with regards to Economic and Community Development.

During the past year, the Town has been fortunate enough to acquire a Planning Grant that will provide the Town with an Asset Management Plan and identify the Town's water and sewer infrastructure; as well as a 10-year Capital Improvements Plan that will enable the Town to more readily identify some of your more serious water and sewer needs, and a plan that will assist the Town in budgetary planning to meet these needs in the future. The Town has also received two (2) Economic Development grants, which will provide water and sewer for a new business and the creation of new full-time and part-time jobs. I would like to thank the Town for allowing me to work with those two projects, as well as a number of other infrastructure-related projects such as the newly proposed replacement meters project and the relocation of the Town's water booster pump station. I so appreciate the Town Council allowing me to bring before you still another project, which I believe will have a significant impact on the Town - that being the EPA Brownfields Grant Project.

Award of the EPA Brownfields Grant, will allow the Town to investigate potentially hazardous and/or contaminated sites located within the corporate limits of Marshville. This grant will allow the Town to thoroughly explore the impacts that the nationally televised 1984 train derailment had on the Town as well as over forty (40) years of the operations of the asbestos plant and many more businesses that may have posed serious health and environmental hazards for residents and on watershed areas. As the Town had an operational water plant until 1990, located on a main tributary of the Yadkin-Pee Dee River, that being Lanes Creek, funding from the EPA would certainly be an asset to assessing the result of any significant impacts that may have been caused as a result of many years of exposure to chemicals and potentially hazardous materials as with the train derailment, asbestos plant, metal milling, and fuel storage facilities. Lanes Creek was a designated Watershed Area until late 1999 on the Anson County Watershed Protection map. Funding of an EPA grant will allow Phase I Environmental Assessments to be conducted, as well as Phase II Environmental Assessments, Site cleanup and remediation planning activities, as needed.

In reviewing some of the statistics that have made other State and Federal grant funding available for the Town of Marshville:

Marshville is located in a Tier 3 County; however, the Ability to Pay for Marshville is only 7.22% versus the Ability to Pay of 45% for Union County. Other vital statistics noted are that the low- to moderate-income (2013) for the Town of Marshville is 55.6%, meaning that more than fifty percent (50%) of all citizens residing in the corporate limits of Town fall below the LMI income range established by the US Department of Housing and Urban Development; therefore, the Town's current economic conditions make it financially impossible to take on investigations of potential hazardous and/or contaminated sites without grant assistance.

The favorable award of this EPA Brownfield's grant for the town of Marshville will assist the Town in addressing environmental concerns, as well as provide a boost to the Town's future Economic as well as Community Development.

If you should have any questions, please feel free to contact me at (704) 694-9513.

Sincerely,



Mary Chandler Beck
Economic Development Director



BEAVER LANE VOL. RESCUE & FIRE DEPT.

**310 OLIVE BRANCH STREET
POST OFFICE BOX 397
MARSHVILLE, NORTH CAROLINA 28103
PHONE: 704-624-5550 :: FAX: 704-624-2610**



Amanda Reid
Town Manager
Town of Marshville
201 West Main Street
Marshville, NC 28103

Re: Town of Marshville Application
EPA Brownfields Assessment Grant

Dear Ms. Reid,

The Beaver Lane Volunteer Fire Department is pleased to support the Town of Marshville's application for a Brownfields Assessment Grant. The Fire Department is encouraged at the potential for environmental assessment of properties in the community and the possibility of the Town securing Brownfield Assessment grant funding to complete such.

This funding will allow the Town of Marshville assess sites and put together a plan to remediate environmental hazards and allow for greater community reinvestment.

Your application has the support and endorsement of the Beaver Lane Volunteer Fire Department. We are pleased to have the opportunity to express our support of a vital and worthwhile initiative.

Sincerely,

Baxter Jordan
Fire Chief

Amanda Reid
Town Manager
Town of Marshville
201 West Main Street
Marshville, NC 28103

Re: Town of Marshville Application
EPA Brownfields Assessment Grants

Dear Ms. Reid,

This letter is in support of the Town of Marshville's efforts towards the Brownfields Assessment Program. The potential benefits are critical to the area's economic development and environmental protection. The town has identified multiple areas as potential sites and is prepared to move forward if the grant is awarded. While town has limited resources and more closely relates in economic status to the neighboring Tier I Anson County, I believe the funding will enhance the community's economic development opportunities and strengthen the potential for business development.

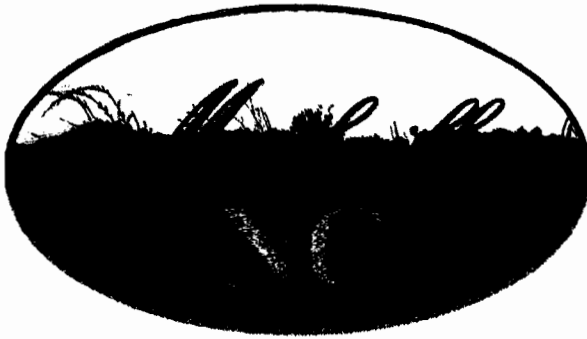
I am encouraged by the community's proactive manner in addressing the hazards to the community and believe that opportunities like the assessment grant program are very important to the community at large and the general welfare and vitality of Marshville.

I hope the Brownfields assessment grant will allow the town to continue much needed work on the various sites in the community. I certainly support the Town's efforts in pursuing this worthwhile program.

Sincerely,

A handwritten signature in dark ink, appearing to read "Mark Brody", with a horizontal line drawn through it. Below the signature, the text "District 55" is handwritten.

Representative Mark Brody
North Carolina House of Representatives
District 55



Small Town Main Street Committee

Amanda Reid
Town Manager
Town of Marshville
201 West Main Street
Marshville, NC 28103

Re: Town of Marshville Application
EPA Brownfields Assessment Grants

Dear Amanda,

This letter shall serve as our committee's support for your proposed application for a Brownfields Assessment Grants. The Small Town Main Street Committee recognizes that limited resources has been a primary hurdle for the town. While located in a Tier III county, it is important to note that the Town of Marshville has an economic status more in line with the neighboring Tier I Anson County. However, the community has been responsive and creative in responding to these limitations. The application for the EPA Brownfields Assessment grant is just one of many examples.

I believe the funding will enhance the community's economic development opportunities and strengthen our business potential.

The Small Town Main Street and community members are committed and ready to work with you in any way we can to strengthen our community and the state of North Carolina. Thank you for the opportunity to express our support for the EPA Brownfields Assessment grant application.

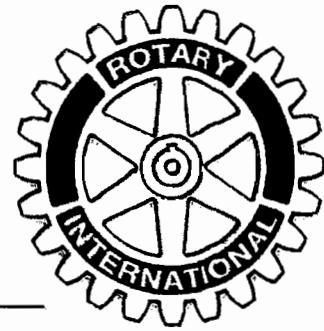
Sincerely,

Mark Traywick
Committee Co-Chair

John Edmondson
Committee Co-Chair

Rotary Club of Marshville

We are neighbors, community leaders, and global citizens uniting for the common good. With you, we can accomplish even more.



Amanda Reid
Town Manager
Town of Marshville
201 West Main Street
Marshville, NC 28103

Re: Town of Marshville Application
EPA Brownfields Assessment Grant Application

Dear Ms. Reid,

We would like to express our support for the Town of Marshville's application for an EPA Brownfields Assessment Grant. At weekly meetings of the Rotary Club, members catch up with friends, hear and discuss what's happening in communities, and share plans and ideas for creating sustainable change.

An opportunity for sustainable change comes with the opportunity that an EPA Brownfields Assessment Grant provides. With the award of funding the community will be able to inventory and assess properties that would greatly enhance the business opportunities in the community and potential for redevelopment.

We strongly believe that these programs and grant assistance such as that offered by the EPA Brownfields Assessment are a vital to the future benefit of the community.

Thank you for the opportunity to express out support. Please do not hesitate to contact me if we can be of additional assistance.

Sincerely,


Mark Traywick
President



Post Office Box 337 • Marshville, NC 28103
704.624.3183 • www.marshvillechamberofcommerce.com

Amanda Reid
Town Manager
Town of Marshville
201 West Main Street
Marshville, NC 28103

Re: Town of Marshville Application
EPA Brownfields Assessment Grants

Dear Ms. Reid,

The purpose of the Marshville Chamber of Commerce is "to promote cooperation in all matters of interest to the business and professional citizens of the Marshville Community; to develop an increase civic interest; to create and maintain higher standards in business dealings; to correct trade abuses; to compile and distribute information to it members for their benefit; and to aid and protect its members and do all things as are proper within the scope of such as association for the welfare of its members and community. We believe that Town of Marshville's application requesting EPA Brownfields Assessment grant funding is in keeping with the mission. Please accept this letter of support for that application.

Securing this grant will assist our community in promoting the redevelopment of key properties and furthering economic growth in the Town of Marshville. I am excited about the possibilities this grant could hold for us. The Marshville Chamber of Commerce will work with the Brownfields team in any way we can.

I have no doubt that the funding of this grant will improve the quality of life for many residents in our community and may lead to new job opportunities. We all want what is best for our community and this grant is another step in the right direction. I look forward to working with you on this project.

Please contact me if I can provide you with any additional assistance.

Sincerely,

Richard Paschal
President



January 21, 2014

Amanda Reid
Town Manager
Town of Marshville
201 West Main Street
Marshville, NC 28103

Re: Town of Marshville Application
EPA Brownfields Assessment Grants

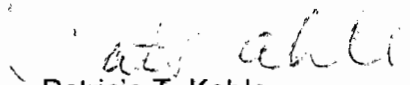
Dear Ms. Reid,

The Union County Chamber of Commerce's vision is to provide leadership to enhance business growth and the quality of life in Union County and mission statement is "to advocate for our members by providing opportunities for leadership, networking, community involvement, and value-added programs that support the growth of their businesses." In keeping with our vision and mission statement, I support the Town of Marshville's application requesting EPA Brownfields Assessment grant funding.

I understand the funding will allow the town to inventory sites, characterize sites and identify past uses, assess sites to determine existing contamination, and complete a cleanup and redevelopment plan. I believe these actions will benefit the community and strengthen economic development opportunities.

Again, please allow me to express my support the Town of Marshville's application. Please feel free to contact me if you have any questions or if the Union County Chamber of Commerce can assist in any way.

Sincerely,


Patricia T. Kahle
President



OFFICE OF THE COMMISSIONERS AND MANAGER

500 N. Main St., Room 921 • Monroe, NC 28112 • Phone (704)283-3810 • Fax (704)282-0121

January 21, 2014

Ms. Amanda Reid
Town Manager
Town of Marshville
201 West Main Street
Marshville, NC 28103

Re: Town of Marshville Application
EPA Brownfields Assessment Grant

Dear Ms. Reid,

Please allow me to express our support for the Town of Marshville's application for an EPA Brownfields Assessment Grant. The Brownfields Assessment Grant Program assists in making a business transition possible or accelerating the timeframe for redevelopment in our communities. The eastern part of the county has a long history of agriculture and industry and is in need of revitalization, both public and private redevelopment investment, and building reuse.

The environmental and public health risks present in the town, as well as the lack of employment opportunities and tax base, make this grant an important step towards improving Marshville's economic and environmental vitality. The benefits of such programs far exceed the town's municipal boundaries and supports Union County efforts as well.

Best wishes for a successful application. Regardless of award, Union County looks forward to working with you on revitalization and redevelopment efforts in the community.

Please feel free contact me if I can provide assistance in any additional way.

Sincerely,

A handwritten signature in black ink, appearing to read "F. Aikins", is written over a horizontal line.

Frank H. Aikins, Chairman
Union County Board of Commissioners